



**MINUTES OF THE PUBLIC HEARING OF
MONDAY, JULY 7, 2014
AT 200 HIGHLANDS BOULEVARD DRIVE
REGARDING A REQUEST FOR A SPECIAL USE PERMIT
TO OPEN AN APPAREL AND ACCESSORIES STORE AT
14336 MANCHESTER ROAD**

Mayor David L. Willson called the Public Hearing of the Board of Aldermen to order at 7:00 p.m.

Roll call showed those present were Alderman Clement, Alderman Stevens, Alderman Hamill, Alderman Ottenad, Alderman Schrader, Alderman Diehl, Mayor Willson and Attorney Gunn. A quorum was present.

The following notice of the public hearing was then read:

“The City of Manchester Board of Aldermen shall hold a public hearing on Monday July 7, 2014 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:

A request is made by Ms. Melanie Salzman of “Sincerely Yours Bridal” for a Special Use Permit to open an apparel and accessories store at 14336 Manchester Road. The property is zoned Planned Business Development (PBD) District.”

Mayor Willson advised that first the proponents would speak, then the opponents, and comments from the public, followed by questions from the members of the Board of Aldermen or the City staff.

Ms. Melanie Salzman, the owner of “Sincerely Yours Bridal”, said her plans are to sell bridal dresses, bridesmaid dresses, mother-of-the bride and groom dresses and accessories, and to rent tuxedos at 14336 Manchester Road. She added that alterations will be available in the store. Her hours will be from 10 am to 8 pm Monday and Thursday; 10 am to 5 pm on Tuesday and Wednesday; and 10 am to 4 pm Friday and Saturday.

There were no opponents and no questions from the public.

Alderman Ottenad asked how all special orders will work.

Ms. Salzman answered that she will have sample dresses from which the individuals will choose a dress. Then, she will place an order for the dress in the appropriate size and the color as desired.

Alderman Ottenad asked if there will also be used clothing, such as bridal dresses taken on consignment, and Ms. Salzman answered that there would not be. Ms. Salzman said that they will have the sample dresses which can be sold if someone's wedding plans do not allow time for a special order.

City Attorney Gunn suggested that a clause be added to the Bill stating that all merchandise will be new. He suggested adding a subparagraph in Section Four as follows: "Holder will engage in the sale of new apparel and accessories only." Ms. Salzman agreed that would be acceptable.

Alderman Clement advised that the Planning and Zoning commission reviewed the application and recommend it unanimously.

Mayor Willson closed the public hearing at 7:09 p.m.

Respectfully submitted,

Ruth E. Baker, CMC/MRCC
City Clerk

***Note:** This is a journal of the Public Hearing held July 7, 2014 regarding the Special Use Permit Request to open an apparel and accessories store (Sincerely Yours Bridal) at 14336 Manchester Road, (summary); not a verbatim transcript.*



**MINUTES OF THE PUBLIC HEARING OF
MONDAY, JULY 7, 2014
AT 200 HIGHLANDS BOULEVARD DRIVE
REGARDING A SPECIAL USE PERMIT REQUEST
TO RENT AND LEASE MOTOR VEHICLES
AT 27 STONEGATE CENTER**

Mayor David L. Willson called the Public Hearing of the Board of Aldermen to order at 7:09 p.m.

Roll call showed those present were Alderman Clement, Alderman Stevens, Alderman Hamill, Alderman Ottenad, Alderman Schrader, Alderman Diehl, Mayor Willson and Attorney Gunn. A quorum was present.

The following notice of the public hearing was then read:

“The City of Manchester Board of Aldermen shall hold a public hearing on Monday July 7, 2014 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:

A request is made by Clarence Williams of The Ship & Mail Center for a Special Use Permit to rent and lease motor vehicles from his place of business at 27 Stonegate Center. The property is zoned C-2 Commercial.”

Mayor Willson advised that first the proponents would speak, then the opponents, and comments from the public, followed by questions from the members of the Board of Aldermen or the City staff.

There being no proponent at the Public Hearing, City Attorney Gunn suggested that this hearing be postponed to July 21.

Alderman Clement made the motion to postpone this public hearing to July 21. The motion was seconded by Alderman Hamill and carried unanimously, without objection.

Mayor Willson closed the public hearing at 7:11 p.m.

Respectfully submitted,

Ruth E. Baker, CMC/MRCC
City Clerk

***Note:** This is a journal of the Public Hearing held July 7, 2014 regarding a Special Use Permit Request to rent and lease motor vehicles at 27 Stonegate Center, (summary); not a verbatim transcript.*



**MINUTES OF THE REGULAR BOARD OF ALDERMEN MEETING
OF MONDAY, JULY 7, 2014
AT 200 HIGHLANDS BOULEVARD DRIVE**

1. CALL TO ORDER

Mayor David L. Willson called the Regular Board of Aldermen meeting to order at 7:11 p.m.

2. ROLL CALL AND STATEMENT OF QUORUM

Roll call showed those present were Alderman Clement, Alderman Stevens, Alderman Hamill, Alderman Ottenad, Alderman Schrader, Alderman Diehl, Mayor Willson and Attorney Gunn. A quorum was present.

3. APPROVAL OF THE MINUTES

a. Minutes of the Public Hearing of June 16, 2014 pertaining to the 2015 Community Development Block Grant Funds

Alderman Clement made the motion to approve the Minutes of the Public Hearing of June 16, 2014 pertaining to the 2015 Community Development Block Grant Funds. The motion was seconded by Alderman Hamill and carried unanimously, without objection.

b. Minutes of the Regular Board of Aldermen meeting of June 16, 2014

Alderman Clement made the motion to approve the Minutes of the Regular Board of Aldermen meeting of June 16, 2014. The motion was seconded by Alderman Ottenad and carried unanimously, without objection.

4. ESTABLISHMENT OF ORDER OF ITEMS ON THE AGENDA

Alderman Clement suggested that the first reading of item 10 (d) should be deferred to the July 21 meeting since the public hearing has been deferred.

Alderman Hamill made the motion to approve the Order of Items on the Agenda as amended. The motion was seconded by Alderman Stevens and carried unanimously, without objection.

5. CONSIDERATION OF PETITIONS AND COMMENTS FROM THE PUBLIC

a. Acknowledgement of Artists of Traffic Control Boxes

Director of Planning, Zoning, and Economic Development Franz Kraintz stated that in order to improve the aesthetics of the Manchester Road corridor, the City through Manchester Arts intended to bring art to the public realm. One way to do that was to paint the six Traffic Signal Control Boxes (TSCB) between Enchanted Parkway and Baxter/Sulphur Spring intersections. In forging a cooperative agreement with MODOT, MODOT allowed the painting of their six TSCB along the corridor. Manchester Arts then put out a call for artists and received 50 designs from 20 different artists. With a judging panel comprised of Mayor Willson, Alderman Stevens, a representative from MODOT and Metro's Public Arts in Transit, and representatives of Manchester Arts, six artists were chosen. The artistic work is done on the five boxes and one is underway. As another way to showcase their work, the City has allowed the artists to display their other paintings in the Board room. In the audience to be recognized by the Board was Genevieve Esson who painted the "Hummingbird" at Highlands Boulevard and Mary Riney who painted "Night & Day" at Creve Coeur Avenue. Director Kraintz went on to say how well the project has been received by residents.

Mayor Willson stated that on Sunday, he stopped by the traffic box at Manchester Road at Route 141 and the artist was painting at that time. He said he had an interesting conversation with the artist and motorists who passed by provided very encouraging remarks. He added that he attended the showing of the artists' work that was in the Board room and enjoyed the reception showcasing their other works of art. He agreed that it has only received favorable remarks by those he has discussed this with at recent events such as the Community Band concert and the July 4th celebration. He praised the work of the artists and everyone else involved including Manchester Arts, city staff, particularly the Public Works Department, and the Aldermen who supported it.

b. New Liquor License – Sushi Ai

Alderman Clement made the motion to approve the new liquor license for Sushi Ai. The motion was seconded by Alderman Ottenad and carried unanimously, without objection.

c. Reappointments of Manchester Arts Council members for three-year terms

Alderman Clement explained that the Manchester Arts Council began a year ago, and two members were appointed for one-year terms; two members were appointed for two-year terms, and two members were appointed for three-year terms. He said that Helen Hume and Sheila Ryerse have been diligently working for the past year for which they were appointed, and he would like to see them reappointed.

Mayor Willson nominated Helen Hume and Sheila Ryerse to be reappointed for three-year terms to the Manchester Arts Council.

Alderman Schrader made the motion that both Helen Hume and Sheila Ryerse be reappointed to the Manchester Arts Council for three-year terms. The motion was seconded by Alderman Ottenad and carried unanimously, without objection.

d. Introduction of new Police Officer

Chief Timothy Walsh introduced Police Officer Amanda Schmidt, the City's newest police officer. Amanda grew up in Manchester and attended Parkway South High School. She is single and lives with her family locally in the Sorrento area. She has had a connection with our police department for a number of years now, as she was the youngest Manchester Citizens Police Academy graduate when she was 18, several years ago. Amanda has also attended the Police Department's CERT training and had announced her wish to work as a Manchester Police Officer for a number of years. Amanda graduated from the St. Louis County and Municipal Police Academy three weeks ago as a Manchester Police Officer. At her graduation, she was individually recognized and received the graduating class' physical fitness award.

e. Discussion regarding Emerald Ash Borer Workshop

Alderman Clement stated that Director of Public Works Bob Ruck and he went to a workshop at Powder Valley on July 1 in regard to the Emerald Ash Borer. He said that the Emerald Ash Borer has now been found in St. Charles County, and the experts advise that infected trees suffer total and complete damage; the trees do not survive unless they are protected. There are; however, treatments available for healthy trees. The threat to the ash trees is something the City needs to be conscious of and aware of. The death of ash trees, within the first four or five years, involves thinning in the top of the trees, then within four to eight years, the trees will die. By the end of ten years, all the trees will be dead. He suggested that there is need to be assessing and weighing what the City might do.

Director of Public Works Bob Ruck stated that what he took away from the workshop is that the City should do an inventory to get a count of the ash trees, and to assess their condition now. He said the residents should do the same thing. He said if the tree is very healthy, there is an insecticidal treatment that can be used, but it must be used until the ash borer is gone.

Director Ruck advised that the Emerald Ash Borer was found in Michigan in 2002, where they have killed 50-60 million ash trees. The Emerald Ash Borer has been found in Missouri at a camp site, where likely the camper transported infested wood that they planned to use while camping.

Attorney Gunn suggested that the City officials consider having a restriction that no ash tree can be involved in landscaping plans, thereby controlling planting of private ash trees.

Alderman Clement said that the City probably needs to begin to inform the public of this insect, because a lot of subdivisions are going to be faced with the prospect of removing these ash trees.

Director Ruck stated that he had already composed an article for the next City newsletter and has given it to Ms. Baker for inclusion in that publication.

Alderman Clement said that another concern is that the dead trees are very unsafe. They become very brittle and dangerous.

Alderman Ottenad asked about the treatment that can be used.

Director Ruck answered he would suggest that an arborist be contacted.

Alderman Diehl stated that the residents of Big Bend Woods have been proactive in removing ash trees in their subdivision.

Alderman Schrader asked if there is anyone from the Department of Conservation who would come in to meet with subdivision residents.

Director Ruck said that it might be possible to have a member of the Forestry Department come to a public forum to discuss the Emerald Ash Borer problem.

f. Comments from the Public

Mr. James Bottorff, 580 Larksmore Court, stated that he enjoyed the July 4 celebration, and also he has been noticing the traffic boxes and hopes they last for a long time.

Mr. David Ritchey, 915 Hanna Bend Court, spoke about protecting citizens, especially the children and elderly on the street. He said he had distributed a proposal to the members of the Board of Aldermen in that regard.

Mr. Ritchey said he was born and raised in St. Louis (Kirkwood), and recently moved to Manchester. Mr. Ritchey said he lives in the Villas of Hanna Bend, and he is a huge advocate of safety for children and the elderly. He said he is a volunteer for several non-profit organizations.

Mr. Ritchey said the City needs double-fine zones on Hanna Road. He said he walks his dog on Hanna Bend Court several times a day and watches traffic, and notices many traffic violations. Mr. Ritchey said that some school buses do not stop at stop signs on Hanna Road. Some cars go at a high rate of speed, not stopping at all. He sees drivers at night weaving on the road or on the wrong lane. He said there seems to be a lot less police enforcement on Hanna Road at night. Mr. Ritchey said that many people are not following the law, not necessarily teenagers, but people of all ages. Mr. Ritchey said that motorcyclists have a higher rate of not stopping. He stated that a double-fine zone on Hanna Road would create awareness and protect residents from accidents and reduce animal deaths.

Mr. Ritchey said that Hanna Road from Big Bend to Old Meramec is 1.7 miles, and the speed limit is 25 miles per hour. He said there are four stop signs and two stop lights from Big Bend to Manchester Road, and it is a high traffic area, especially during the school year. He said he wanted to create awareness and it would be great to have a double-fine zone from Big Bend to Manchester Road.

Alderman Diehl said he has seen some of these double-fine zones in Ballwin and Ellisville.

Alderman Clement asked if it doesn't still require a police officer there to witness the violations. He asked if the City should have more police presence on Hanna Road.

Mr. Ritchey said that it is important to create a sense of awareness to the drivers, that especially with two schools and a park, drivers need to be extremely careful to watch for children and the elderly.

Alderman Ottenad asked if there isn't already an increased presence at the schools.

Chief Walsh said that each one of the sector officers, in the morning and afternoon, has presence on the grade school lots. Chief Walsh explained how the Police Department responds to complaints and traffic accidents. He stated that the Manchester Police Department has a high volume of accidents, injuries, citizen complaints, speeding, stop sign violations and reckless driving. There is an ongoing list of what the Police Department does and it is constantly evolving and changing. He stated that the goal of the Police Department is to gain compliance in the neighborhood. He explained that a double-fine zone gives the impression that the City is trying to increase revenues. Chief Walsh explained that the Court has increased fines for repeat offenders. Chief Walsh cautioned that if the City starts approving double-fine zones, eventually every neighborhood in town will want a double-fine zone.

Alderman Stevens stated there are six stop signs along 1.7 miles; she questioned if too many stop signs make it more likely that people will run through them.

Chief Walsh responded that some people would suggest that stop signs should be put in to control speed. He said he thinks that a stop sign should be put in, because a stop sign is necessary there, not that speed has anything to do with it.

Alderman Stevens asked if the stop signs on Hanna Road are all appropriate, that the locations warrant the stop signs.

Chief Walsh said he has reviewed the signs on Hanna Road and the accidents which have taken place, and he found, for instance, that there have been nine accidents from Broadhurst to Big Bend since 2011.

6. REPORTS FROM THE MAYOR

a. Mayoral Report

Mayor Willson reported that he attended the June 26 open house to meet the artists. On July 3, Mayor Willson attended the senior staff meeting. Mayor Willson stated that the July 4 extravaganza was terrific with Sh-boom's performance and the fireworks display; it was a beautiful evening. He then added that there were no muggings, no shootings, no reasons for the Police Department to take any action. On July 6 during the "Concert in the Park", Mayor Willson gave out 200 flags that night.

Mayor Willson said he often drives around in the neighborhoods and meets with residents, and recently he stopped in at the Arbors at Hanna and introduced himself to a new resident who transferred from Brazil and works at Monsanto. This new resident said "This is what America is all about....a nice house, a nice community." Mayor Willson said this is a real tribute to Manchester.

Mayor Willson introduced Mr. William Poe, who is the new reporter covering the City of Manchester for the West Newsmagazine.

Mayor Willson talked about recognizing boy scouts who earn the Eagle Award. He said he has become aware of the accomplishments also of the girl scouts. The girl scouts can earn Gold Awards which are comparable to the Boy Scout Eagle Award.

7. REPORTS FROM THE CITY ADMINISTRATOR

a. Temporary shutdown of the Aquatic Center

City Administrator Andy Hixson stated that, as a precautionary measure, the City's Aquatic Center was closed temporarily after the City was notified by the St. Louis County Department of Health that an individual who had visited the facility had tested positive to the parasite, cryptosporidium. The Health Department did advise us that the individual had not acquired the parasite at the City's facility. Since the notification, the pools have been chemically treated to prevent a chance of spreading the disease. City Administrator Hixson apologized for the inconvenience, but he stated that the health and safety of the City's patrons is first and foremost, and the Aquatic Center was re-opened as soon as it was determined to be safe.

b. List of Paid Bills (Warrant dates of June 16, 2014 – July 4, 2014)

There were no questions.

8. REPORTS FROM COMMITTEES

a. Planning and Zoning Commission

Alderman Clement stated that the Commission did not meet.

b. Homecoming Committee

Alderman Ottenad reported that the next meeting will be on July 9 at 6:30 p.m. at the Walter LePere American Legion Post.

c. Manchester Arts

Alderman Stevens stated that Sunday night's concert was wonderful, and she is proud to be part of Manchester. There will be another opportunity to attend a Manchester Community Band concert on Sunday, August 17. She said that event will feature favorites from stage and screen.

Alderman Stevens mentioned the traffic signal control boxes and stated that there have been many positive comments about them. Alderman Stevens thanked the artists for their efforts.

Alderman Stevens said that the Fourth of July event with the concert and the fireworks was another form of public art.

9. ACTION ON OLD BILLS

a. BILL # 14-2192 – AN ORDINANCE PERTAINING TO CARRYING A CONCEALED WEAPON

Alderman Clement read for the second time Bill # 14-2192, entitled: "AN ORDINANCE AMENDING ARTICLE VI OF CHAPTER 210 OF THE CODE OF ORDINANCES RELATING TO CARRYING A CONCEALED WEAPON", by title only.

Alderman Clement made the motion that Bill # 14-2192 become Ordinance # 14-2075. The motion was seconded by Alderman Ottenad.

A poll of the Board showed:

Alderman Hamill – aye
Alderman Diehl – aye
Alderman Schrader – aye
Alderman Ottenad – aye
Alderman Clement – aye
Alderman Stevens – aye

Mayor Willson reported that the motion carried 6 - 0, with no objections.

10. INTRODUCTION OF NEW BILLS

a. RESOLUTION ACCEPTING BID FOR THE CHADWICK STABILIZED CHANNEL STORMWATER IMPROVEMENTS PROJECT

Alderman Hamill read Proposed Resolution # 14-0499, entitled: “A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF MANCHESTER TO ENTER INTO A CONTRACT WITH IDEAL LANDSCAPE CONSTRUCTION, INC. IN AN AMOUNT NOT TO EXCEED FIVE HUNDRED THIRTY-FOUR THOUSAND THREE HUNDRED ELEVEN DOLLARS (\$534,311.00), INCLUDING A FIVE PERCENT (5%) CHANGE ORDER IN THE AMOUNT OF TWENTY-FIVE THOUSAND FOUR HUNDRED FORTY-THREE DOLLARS (\$25,443.00) IN THE EVENT OF UNFORESEEN CONDITIONS, FOR CONSTRUCTION OF STORMWATER IMPROVEMENTS IN THE AREA KNOWN AND REFERRED TO AS THE CHADWICK SUBDIVISION AREA STORMWATER IMPROVEMENTS – STABILIZED CHANNEL (BACK YARD SWALE) AREA PROJECT”, by title only.

Alderman Clement asked what the schedule will be.

Director Ruck stated it would start the end of July and probably finish up in December.

Alderman Hamill made the motion for approval of Resolution # 14-0499. The motion was seconded by Alderman Clement and carried unanimously, without objection.

b. RESOLUTION ACCEPTING PROPOSAL FOR CONSTRUCTION INSPECTION SERVICES FOR CHADWICK STABILIZED CHANNEL STORMWATER IMPROVEMENTS PROJECT

Alderman Stevens read Proposed Resolution # 14-0500, entitled: “A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR OF THE CITY OF MANCHESTER TO ENTER INTO A CONTRACT WITH STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. IN AN AMOUNT NOT TO EXCEED TWENTY-FIVE THOUSAND ONE HUNDRED EIGHTY-FIVE DOLLARS (\$25,185.00) TO PROVIDE CONSTRUCTION INSPECTION SERVICES TO ENSURE THE CHADWICK SUBDIVISION AREA STORMWATER IMPROVEMENTS – STABILIZED CHANNEL (BACK YARD SWALE) AREA PROJECT ARE CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS”, by title only.

Alderman Stevens made the motion for approval of Resolution # 14-0500. The motion was seconded by Alderman Hamill and carried unanimously, without objection.

c. BILL APPROVING A SPECIAL USE PERMIT FOR AN APPAREL AND ACCESSORIES STORE AT 14336 MANCHESTER ROAD

City Attorney Patrick R. Gunn stated that there had been some question about whether there would be both new and used apparel and accessories at this location, and he wanted to verify that this Special Use Permit Request is for new apparel and accessories only.

Alderman Schrader introduced Bill # 14-2193, entitled: "AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO MELANIE SALZMAN, DOING BUSINESS AS "SINCERELY YOURS BRIDAL", TO OPERATE AN APPAREL AND ACCESSORIES STORE, SUBJECT TO CERTAIN CONDITIONS, AT 14336 MANCHESTER ROAD AS PROVIDED FOR IN SECTION 405.285 (C) (2) OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER", by title only.

No further action at this time.

d. BILL APPROVING A SPECIAL USE PERMIT TO RENT AND LEASE MOTOR VEHICLES AT 27 STONEGATE CENTER

Since the Public Hearing was continued to July 21, this item was deferred to July 21.

11. MISCELLANEOUS

a. Comments from the Public

There were none.

12. EXECUTIVE SESSION

a. Closed Session: Pursuant to Section 610.021 (12) of the Revised Statutes of the State of Missouri pertaining to discussing sealed proposals and related documents, or other documents related to a negotiated contract until a contract is executed, or all proposals are rejected.

Alderman Hamill made the motion to go into Closed Session: Pursuant to Section 610.021 (12) of the Revised Statutes of the State of Missouri pertaining to discussing sealed proposals and related documents, or other documents related to a negotiated contract until a contract is executed, or all proposals are rejected. The motion was seconded by Alderman Stevens.

A poll of the Board showed:

Alderman Diehl – aye
Alderman Schrader – aye
Alderman Ottenad – aye
Alderman Clement – aye

Alderman Stevens – aye
Alderman Hamill – aye

Mayor Willson announced that the motion carried 6 – 0, with no objections.

12. ADJOURNMENT

At 8:40 p.m., after the Executive Session, there being no further business, Alderman Hamill made the motion to adjourn. The motion was seconded by Alderman Schrader and carried unanimously, without objection. The meeting adjourned at 8:40 p.m.

Respectfully submitted,

Ruth E. Baker, CMC/MRCC
City Clerk

***Note:** This is a journal of the Board of Aldermen meeting held July 7, 2014 (summary); not a verbatim transcript.*